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to the said Edward Coyle bearing Date the fourth Day of June One thousand — Seven hundred & twenty Seven the other Called the Ledford near the head of Sand Falls Beginning at a Small bounded White Oake & a bounded red Oake Standing on a hill about a Perch asunder & running thence North North East Sixteen Perches — West North West Sixty Perches North thirty Eight Perches East One hundred & Eighty Perches South two hundred Perches then to the beginning Tract — Containing One hundred & Seventy One Acres of Land as by the Patent — thereof Granted by Charles Lord Baltimore to the said Edward Coyle bearing Date the tenth day of June One thousand Seven hundred twenty & Seven Together with all & Singular the Profitts Advantages Buildings Improvements & Appurtenances on the said Two tracts or Parcells of Land or to them any — ways belonging or appertaining To have and to hold the said Two tracts of Land before described with all & Singular their Appurtenances unto him the said Charles Carroll his Heirs & Assigns for Ever to his & their proper — use & behoofe & to no other use intent & meaning whatsoever And the said Elizabeth Coyle Clement Mattingly & Ann Burton Mattingly do for them & Either of them their & Either of their Heirs Exors & Admrs Covenant grant & agree to & with him the said Charles Carroll that they shall & will warrant & for — ever defend the said Bargained Premisses unto him the said Charles Carroll his Heirs & Assigns for Ever as well against them the said Elizabeth Coyle Clement Mattingly & Ann Burton Mattingly they or Either of them — their or Either of their Heirs or any of by from or under them or any of them Claiming as against all Manner of Person or Persons Claim or Claimes whatsoever Saving the Chief Rent reserved in the said Patents hereafter becoming Due to the Lord Proprietor In Witness whereof & the foregoing Premisses the said Parties to these Presents have interchangeably set their hands & Seals the Day & Year first above written —

Eli Coyle (Seal)
Clemt Mattingly (Seal)
Ann Burton Mattingly (Seal)

Sealed and Delivered
In Presence of
Robert Gordon
Pat Creagh — —

On the Back of the foregoing Deed was thus Indorst (Vizt)
Sept 1st: 1736 / Then Recd of Dr Charles Carroll fifty Pounds Sterling being the Consideration money within mentioned We say recd by us — £ 50 — 0 — 0

Witness present
Robert Gordon
Pat Creagh —

Eli: Coyle
Clemt: Mattingly
Ann Burton Mattingly

(Maryland) —